

South Carolina Department of Health and Environmental Control  
Office of Ocean and Coastal Resource Management  
927 Shine Avenue  
Myrtle Beach, South Carolina 29577

and

Charleston District, Army Corps of Engineers  
1949 Industrial Park Road, Room 140  
Conway, South Carolina 29526

**February 21, 2014**  
**Joint Permit Application Public Notice**

***Smith Land Company, Inc., 2002-02692-3B(14)***

The Department has received an application for a permit for the alteration of a critical area. The application was submitted pursuant to the Coastal Zone Management Act (Act 123) of 1977 South Carolina General Assembly. The application in brief, is described as follows:

**LOCATION:** On and adjacent to Sampit River at Bayview Drive, Riverside Development, Georgetown, Georgetown County, South Carolina.  
TMS: 05-0034-001-00-00.

**WORK:** The work as proposed consists of making additions at an existing marina. Specifically, the applicant seeks to add an 8' x 167' floating dock with ten 8' x 20' finger docks allowing for 19 new boatslips. 25 new boatslips will be added to the previously authorized floating docks by installing pilings with boat lifts. Approximately 219' will be added to the existing boardwalk that is located along the shoreline of the development to allow for 11 additional boatslips with pilings and boatlifts. The work as described is for recreational access for future residents of the Riverside Development. PLEASE NOTE: The Operations and Maintenance manual is also available for review.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by the Department can be based. Comments concerning the proposed work must be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

Comments regarding this application must be received by the Department on or before **March 23, 2014**. For more information, please contact:

**Chris Stout at 843-238-4528 or via email at [stoutcm@dhec.sc.gov](mailto:stoutcm@dhec.sc.gov).**

**NOTE:** Plans depicting the proposed work are available and will be provided upon receipt of a written request or may be viewed on the Department website at [www.scdhec.gov/environment/ocrm/public\\_notice.htm](http://www.scdhec.gov/environment/ocrm/public_notice.htm).

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
1949 Industrial Park Road, Room 140  
Conway, South Carolina 29526

and

**THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**  
Office of Ocean and Coastal Resource Management  
1362 McMillan Avenue, Suite 400  
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N # 2002-02692-3B (FKA 2002-1H 348) MODIFIED

January 27, 2014

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et.seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**SMITH LAND COMPANY**  
C/O H. WAYNE BEAM  
BEAM & ASSOCIATES  
P.O. BOX 3238

**NORTH MYRTLE BEACH, SOUTH CAROLINA 29582**

for a permit to modify an existing Department of the Army permit SAC# 2002-02692-3B (FKA 2002-1H-348) for a linear marina in the

**SAMPIT RIVER**

located on a 41.4 acre tract, known as the Riverside Development, southeast of and adjacent to U.S. Highway 17, in the City of Georgetown, Georgetown County, South Carolina (Latitude: 33.35676 N, Longitude: -79.28863 W).

In order to give all interested parties an opportunity to express their views

**NOTICE**

is hereby given that written statements regarding the proposed work will be received by the **Corps** until

**15 Days from the Date of this Notice**

and **SCDHEC** will receive written statements regarding the proposed work until

**30 Days from the Date of this Notice**

from those interested in the activity and whose interests may be affected by the proposed work.

**NOTE:** The project was initially authorized on December 1, 2008, and consisted of the following: an "L" shaped community pier (8' x 74' x 8 x 55') located near the US Highway 17 bridge, an 8' X 815' boardwalk adjacent to the shoreline of the development along the Sampit River (of which 815' will be located over the marsh as either a connector boardwalk or shore parallel boardwalk), and a marina facility consisting of 18 swing lifts, 42 straight floating docks (5' wide with varying lengths), 3 "L" shaped floating docks (5' wide with varying

REGULATORY DIVISION

Refer to: P/N # 2002-02692-3B (FKA 2002-1H 348) MODIFIED

January 27, 2014

lengths), 3 "T" shaped floating docks (5' wide with varying lengths) for a total of 107 boat slips. The applicant hereby requests to modify the existing permit by adding 55 boat slips as depicted on the attached drawings dated October 3, 2013 entitled "RIVERSIDE DEVELOPMENT". In detail, the work consists of modifying the previously authorized "L" shape community dock by adding an 8' x 167' floating dock with ten (10) 8' x 20' finger docks allowing for 19 new boat slips, 25 boat slips will be added to previously authorized floating docks by installing pilings with boat lifts, approximately 219 feet will be added to the existing boardwalk that is located along the shoreline of the development to allow for 11 additional boat slips by installing pilings with boat lifts. The applicant offered no compensatory mitigation for the impacts associated with the proposed work. The project purpose is to provide private recreational access to the Sampit River for the future residents of the Riverside Development.

**NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the**

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
1949 Industrial Park Road, Room 140  
Conway, South Carolina 29526**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact (0.081) acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project is not likely to adversely effect any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties

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listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

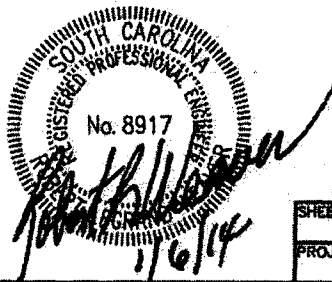
If there are any questions concerning this public notice, please contact Wiley Bracey at 843-365-1707.

Chris Stout  
dhc.ocrm  
Project  
manager  
843-238-4528

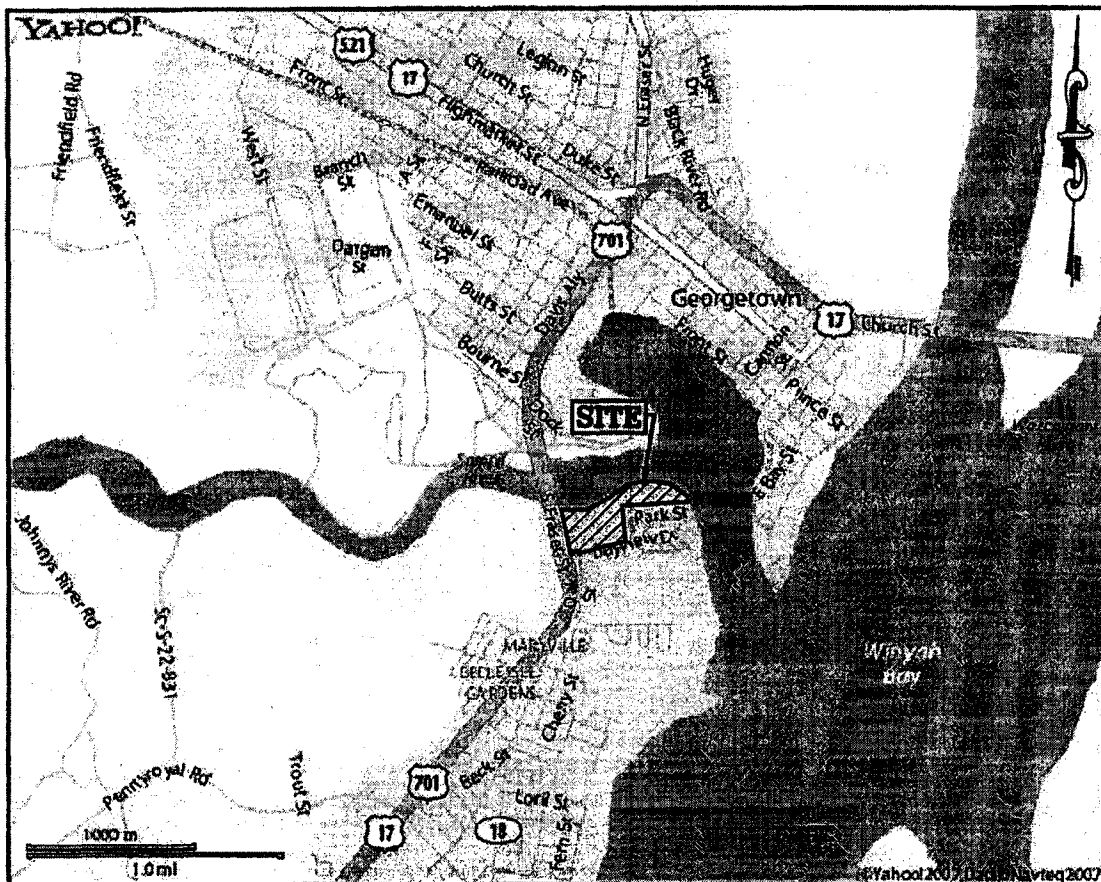
# Riverside Development

## INDEX TO DWGS.

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1	COVERSHEET
2	LOCATION MAP
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5	BOAT SLIP COUNT (1)
6	BOAT SLIP COUNT (2)
7	BOAT SLIP COUNT (3)
8	TYP. DOCK SECTIONS (1)
9	TYP. DOCK SECTIONS (2)

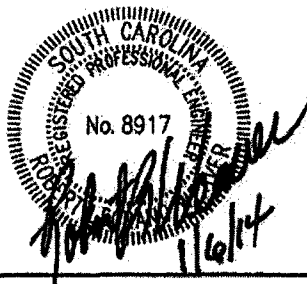


SHEET TITLE: COVER SHEET	APPLICANT: SMITH LAND COMPANY	JOB NO. DATE: W908 Oct. 3, 2013	SCALE: N.T.S.
PROJECT LOCATION: GEORGETOWN, SC	PROJECT TITLE: RIVERSIDE DEVELOPMENT	APPLICATION NO. CAC # 2002-02612-36	SHEET: 1 OF 9



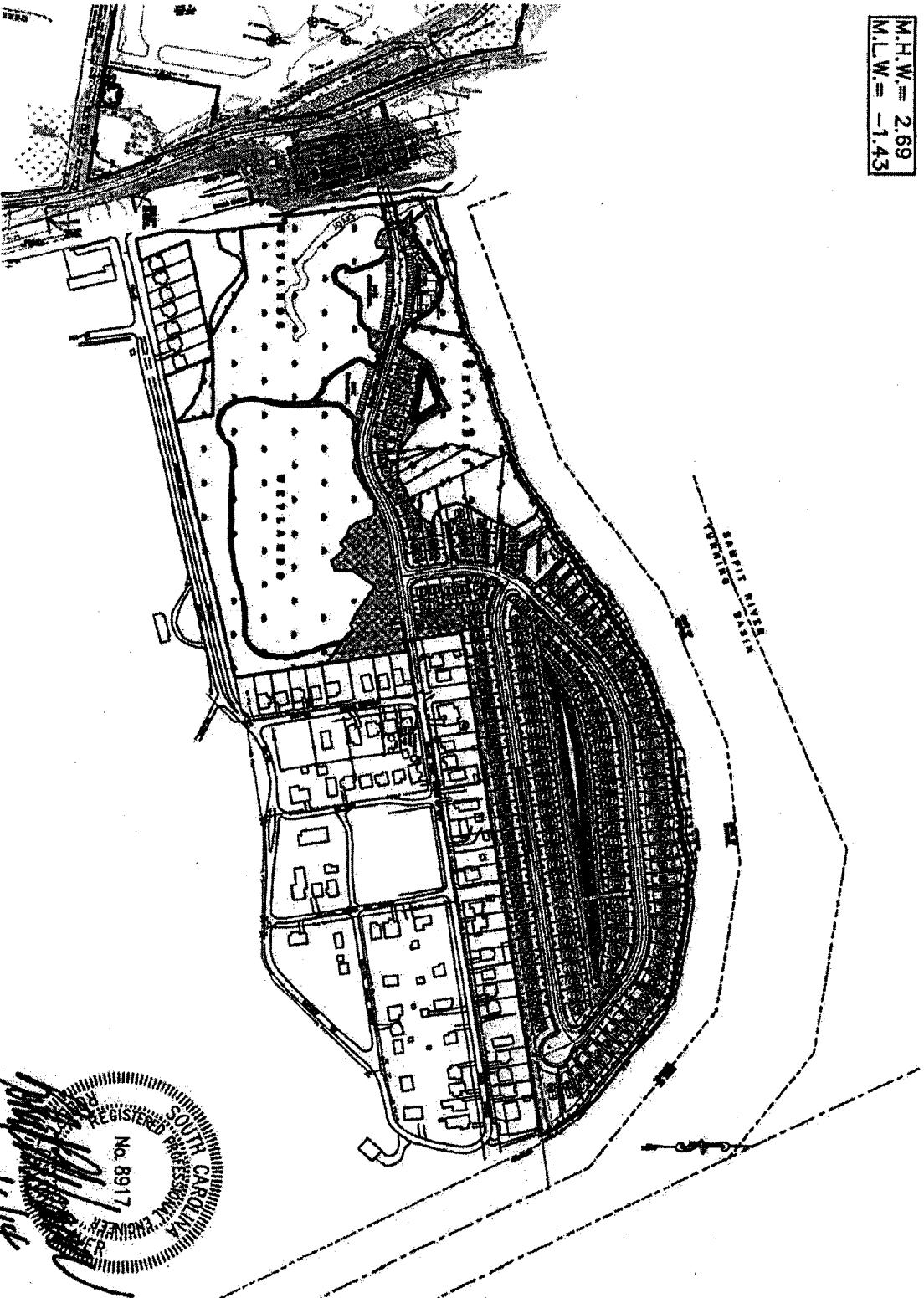
## LOCATION MAP

N.T.S.

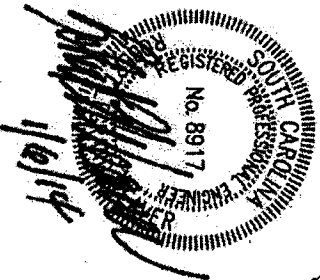


SHEET TITLE: LOCATION MAP	APPLICANT: SMITH LAND COMPANY	JOB NO. W812	DATE: Oct. 3, 2013	SCALE: N.T.S.
PROJECT LOCATION: GEORGETOWN, SC	PROJECT TITLE: RIVERSIDE DEVELOPMENT	APPLICATION NO. SA# 2002-02692-38	SHEET: 2 OF 9	

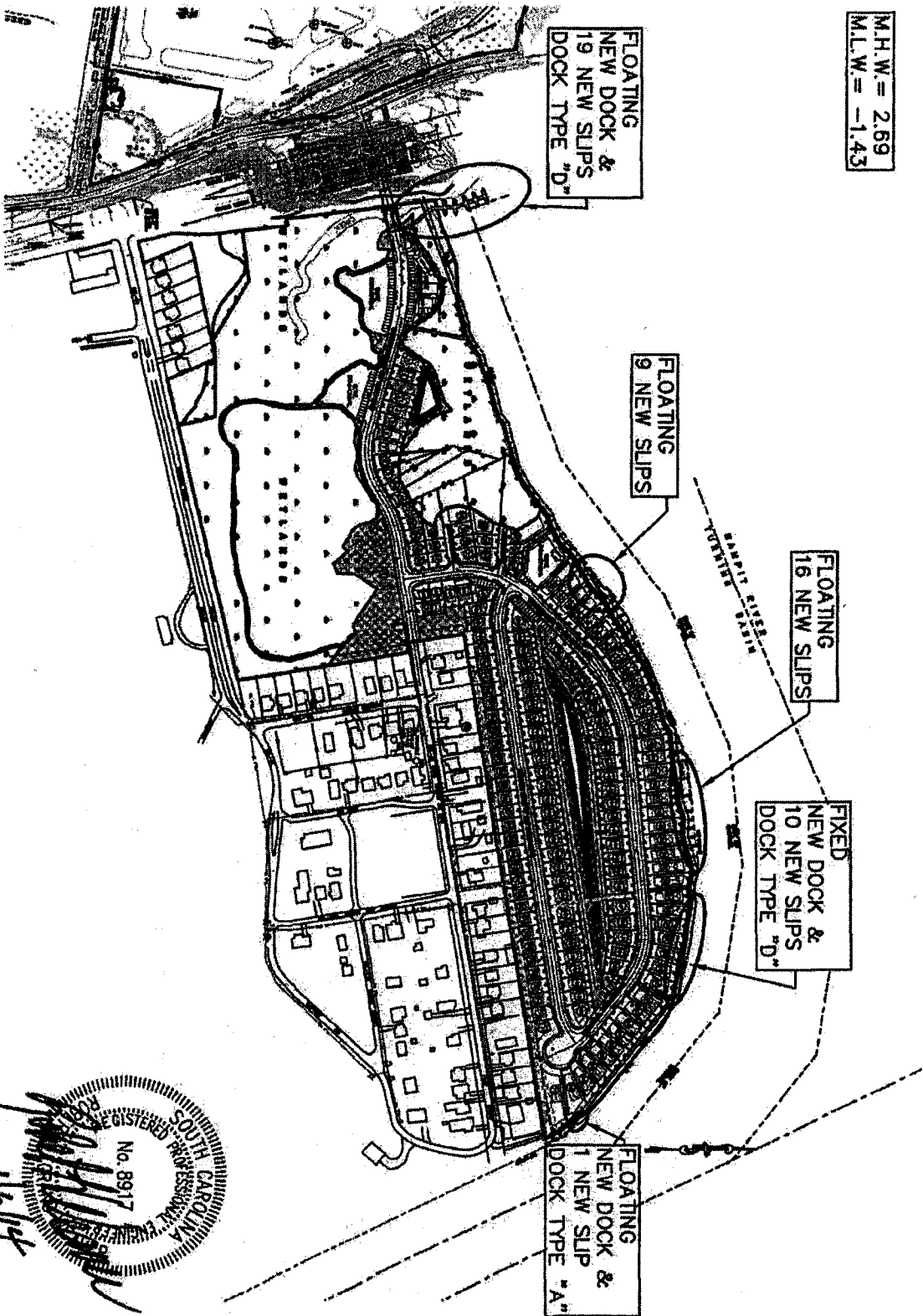
M.H.W. = 2.69  
M.L.W. = -1.43



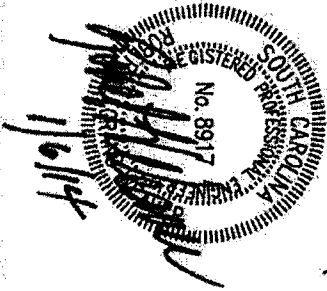
PLAN VIEW OF PREVIOUSLY APPROVED DOCKS		APPLICANT: SHUTE LAND COMPANY		JOB NO. DATE: WB08 Oct. 3, 2013		SCALE: 1"=400'	
PROJECT LOCATION: GEORGETOWN, SC		PROJECT TITLE: RIVERSIDE DEVELOPMENT		APPLICATION NO. 5748 2007-02672-36		SHEET: 3 OF 9	



M.H.W. = 2.69  
M.L.W. = -1.43



PLAN VIEW OF		APPLICANT:		JOB NO. DATE:		SCALE:	
NEW DOCKS & SLIP LOCATIONS		SOUTH LAND COMPANY		W9008 Oct. 3, 2013		1"=400'	
PROJECT LOCATION:		PROJECT TITLE:		APPLICATION NO.		SHEET:	
GEORGETOWN, SC		RIVERSIDE DEVELOPMENT		547# 2002-02672-36		4 OF 9	







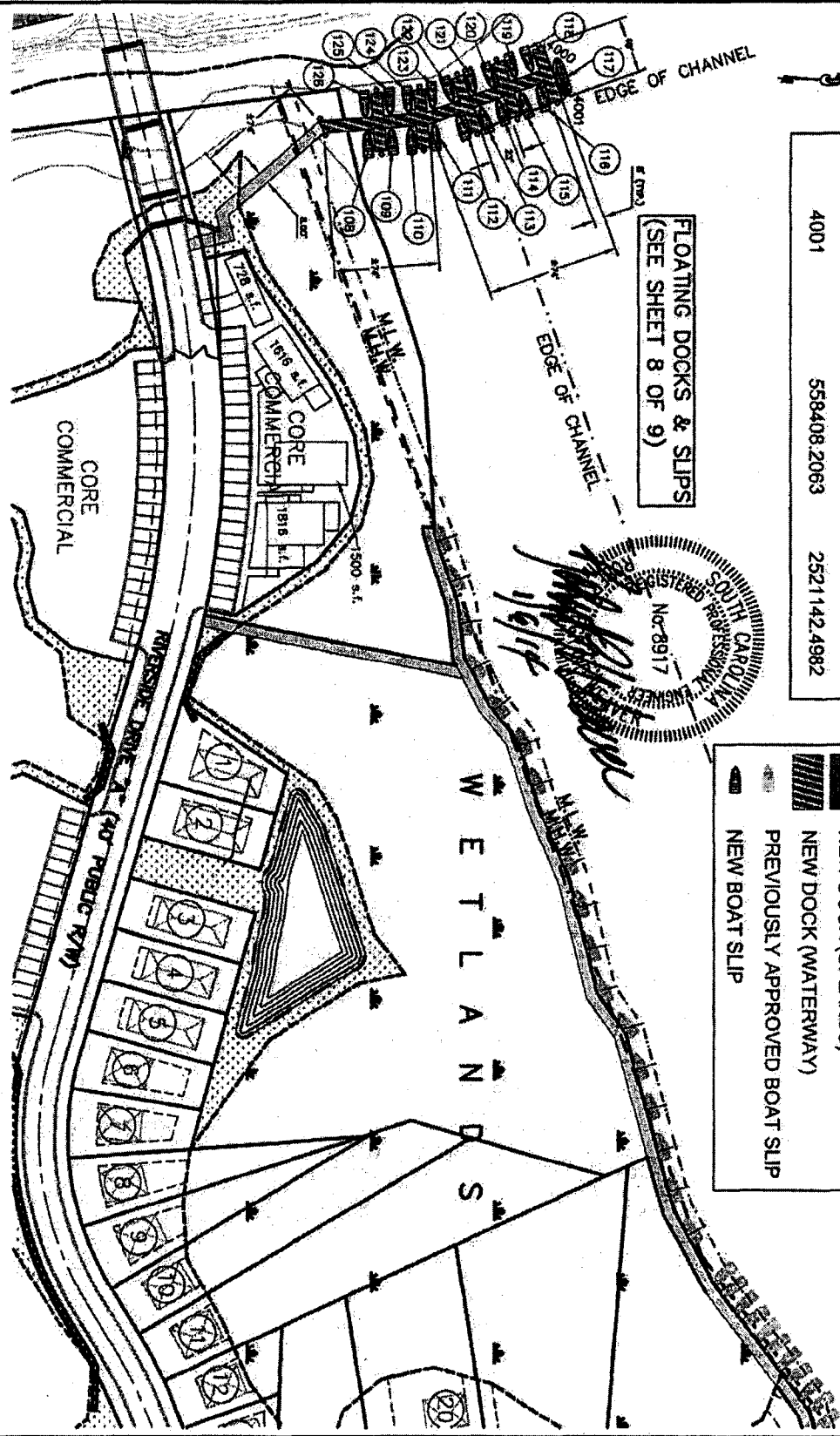
POINT NUMBER:	NORTHING:	EASTING:
4000	558528.1982	2521100.8341
4001	558408.2063	2521142.4982

FLOATING DOCKS & SLIPS  
(SEE SHEET 8 OF 9)



LEGEND:	
	PREVIOUSLY APPROVED DOCKS
	NEW DOCK (UPLANDS)
	NEW DOCK (WATERWAY)
	PREVIOUSLY APPROVED BOAT SLIP
	NEW BOAT SLIP

M.H.W. = 2.69  
M.L.W. = -1.43



TOTAL NO. ORIGINAL BOAT SLIPS = 107  
TOTAL NO. NEW BOAT SLIPS = 55  
TOTAL NO. BOAT SLIPS = 162

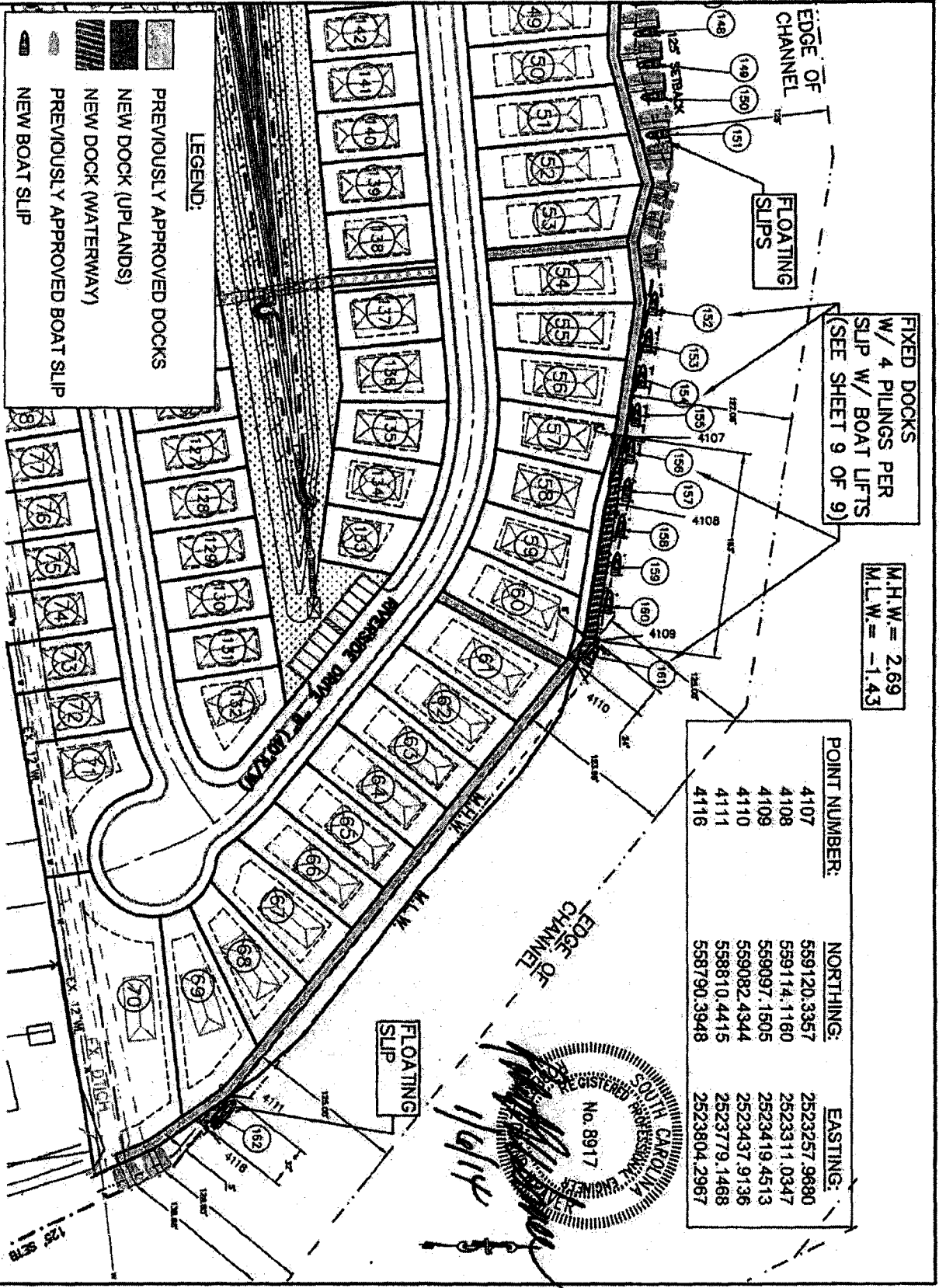
SHEET TITLE	BOAT SLIP COUNT	APPLICANT	JOB NO.	DATE	SCALE
PROJECT LOCATION: GEORGETOWN, SC	(1)	SOUTH LAND COMPANY	WB08	Oct. 3, 2013	1"=100'
PROJECT TITLE: RIVERSIDE DEVELOPMENT			APPLICATION NO.		SHEET: 5 OF 9
			CASE# 2002-02462-26		



TOTAL NO. ORIGINAL BOAT SLIPS = 107  
 TOTAL NO. NEW BOAT SLIPS = 55  
 TOTAL NO. BOAT SLIPS = 162

**LEGEND:**

- PREVIOUSLY APPROVED DOCKS
- NEW DOCK (UPLANDS)
- NEW DOCK (WATERWAY)
- PREVIOUSLY APPROVED BOAT SLIP
- NEW BOAT SLIP

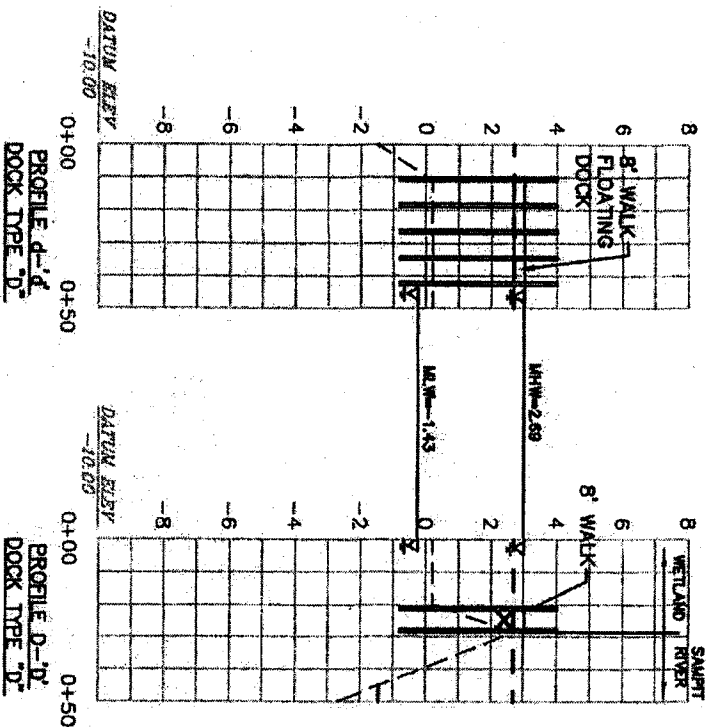
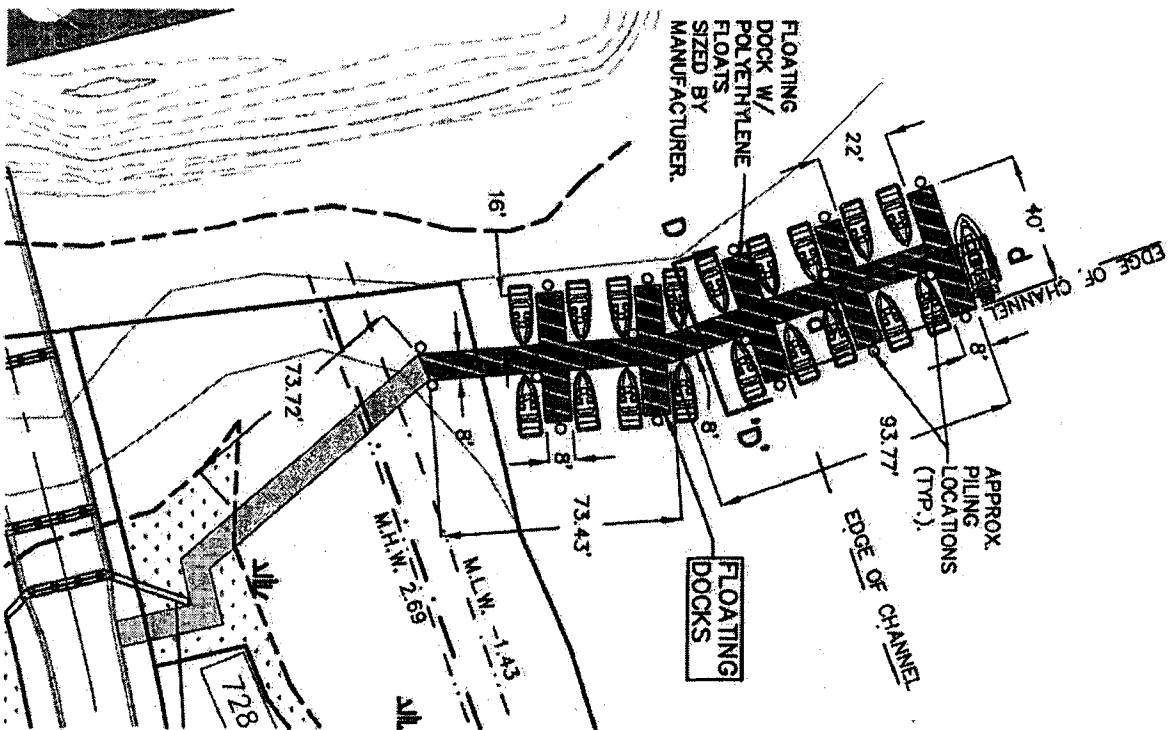


FIXED DOCKS  
 W/ 4 PILINGS PER  
 SLIP W/ BOAT LIFTS  
 (SEE SHEET 9 OF 9)

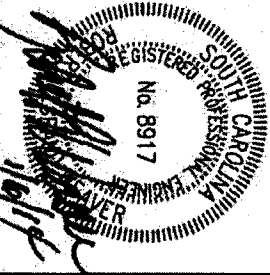
M.H.W. = 2.69  
 M.L.W. = -1.43

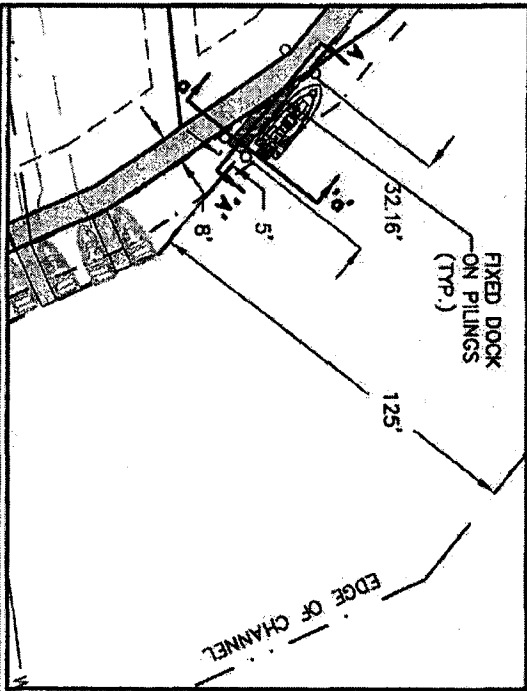
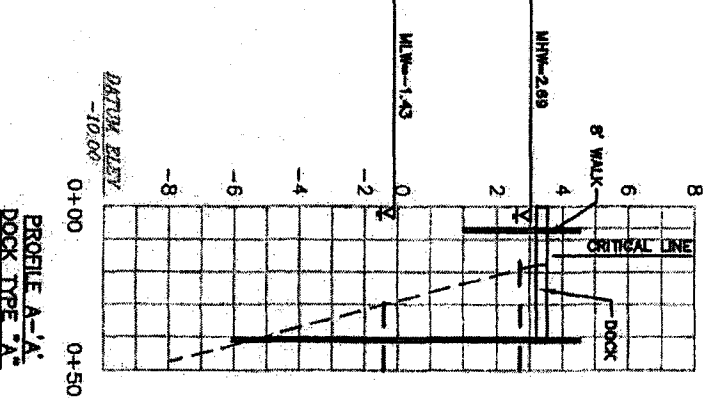
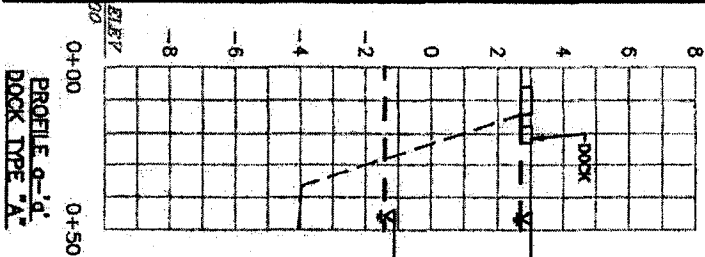
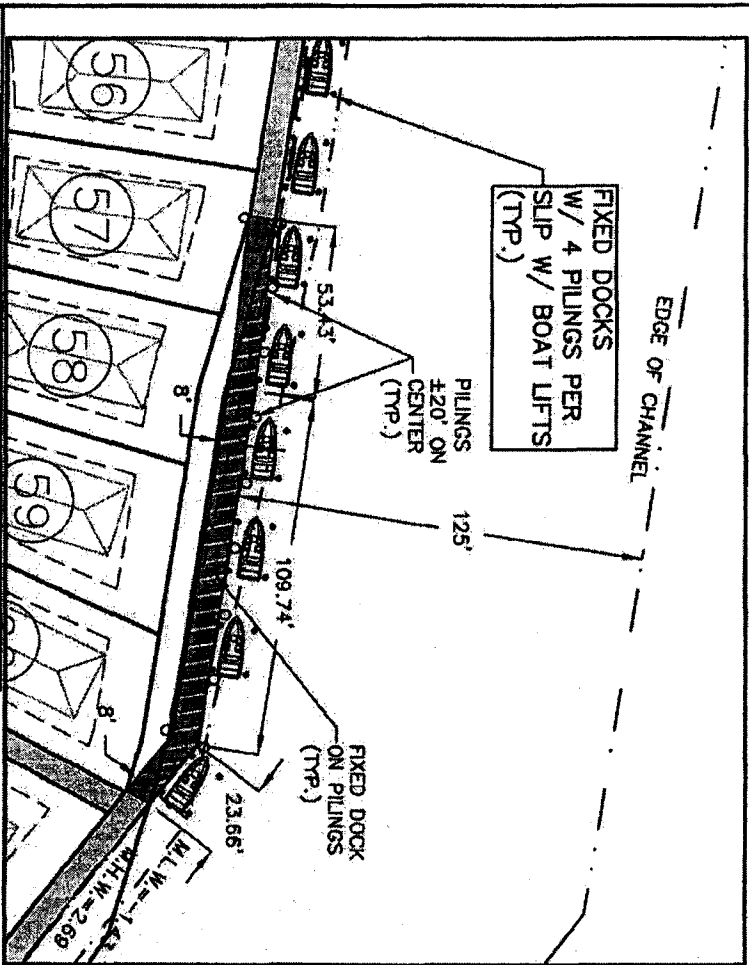
POINT NUMBER:	NORTHING:	EASTING:
4107	559120.3357	2523257.9880
4108	559114.1160	2523311.0347
4109	559097.1505	2523419.4513
4110	559082.4344	2523437.9136
4111	558810.4415	2523779.1468
4116	558790.3948	2523804.2967

SHEET TITLE:	BOAT SLIP COUNT	APPLICANT:	JOB NO DATE:	SCALE:
PROJECT LOCATION:	3	SOUTH LAND COMPANY	W908 Oct. 3, 2013	1"=100'
GEORGETOWN, SC		RIVERSIDE DEVELOPMENT	APPLICATION NO. CACD 2002-02692-38	SHEET: 7 OF 9



SHEET	TYPICAL BOAT	APPLICANT:	ICE NO. DATE	SCALE 1"=50'
TITLE	DOCK SECTIONS (1)	SMITH LAND COMPANY	7808 Oct. 3, 2013	1"=5'
PROJECT LOCATION:	GEORGETOWN, SC	PROJECT TITLE:	APPLICATION NO.	SHEET
		REVERSIDE DEVELOPMENT	5464-2002-02672-36	8 OF 9





SHEET	TYPICAL BOAT	APPLICANT:	SOUTH LAND COMPANY	JOB NO.	DATE	SCALE
TITLE	DOCK SECTIONS (2)	PROJECT TITLE	HIVERSIDE DEVELOPMENT	WB081	Oct. 3, 2013	1"=5'
PROJECT LOCATION:	GEORGETOWN, SC			APPLICATION NO.	5467-2002-02612-36	SHEET 9 OF 9

